

To: Planning Commission  
From: Blair Gerdes  
Board member, Woodcreek Homeowner Association  
RE: South Pond Village

Appropriate development of the South Pond Village is before Planning Commission again, the most recent plan having failed approval by both Planning Commission and City Council due to health and safety concerns posed by the proposed single point of access to the property. The developer has proposed a resolution to these concerns that involves a different entrance to the development, but has a slight impact on wetlands. A permit request is pending with MDEQ regarding limited impact on wetlands that will occur by accessing a proposed neighborhood, South Pond Village (SPV) in Ann Arbor via Old Farm Road off Huron River Drive. In fact, the impact is so slight it doesn't require mitigation. Accordingly, I, along with the Woodcreek Homeowners Association, support the new site plan permitting access to SPV via Old Farm Road due to its minimal impact on the environment and because of the advantages to safety and welfare of residents of adjacent property which that access route provides.

SPV is on land zoned R1B and is adjacent to the Woodcreek Homeowner Association. The city of Ann Arbor has struggled to allow appropriate development of SPV due to its location, including wetlands and other natural features.

Planning Commission is well aware of the constraints around development for SPV, a parcel of land bounded by US 23 largely on the east, heavily traffic shopping mall is on the south border, Woodcreek neighborhood forms the west border, and Huron River Drive forms the north border, where wetlands are traversed by an Old Farm Road, which formerly served a main access to the property.

Ann Arbor's Planning Commission previously rejected accessing SPV through Woodcreek due to concerns about resident health and safety that the increased traffic would create in Woodcreek and nearby. Specifically, Woodcreek's streets do not meet city standards for the increased traffic, and the neighborhood already violates city standards as it has a single access point for 87 residences. In fact, in an October 16, 2014 memo to Matt Kowalski, Cynthia Redinger, a traffic engineer for the City criticized the developer's plan accessing SPV through Woodcreek, because it did "not concretely prove that the access to the site through the intersection of Washtenaw Avenue and Chalmers Drive will be either safe or convenient."

Ann Arbor City Council likewise has voted not to approve access via Woodcreek for the same reasons, and the developer is now seeking to access SPV via Old Farm Road, a solution which would eliminate the health and safety concerns, and have minimal impact on wetlands.

I, along with Woodcreek Homeowner Association, support the plan to access SPV via Old Farm because that route addresses the neighborhood health and safety concerns, and because we understand the present plan's impact on the wetlands is so slight as not to require MDEQ mitigation.

We support the current site plan (Old Farm Road access) provided that there is emergency access only through Woodcreek (via Algebe Way). If Algebe Way is used as an ordinary road, the majority of welfare & safety concerns remain, including much heavier traffic use through Woodcreek than

the city's own regulations provide, so to reiterate, we support permitting access to SPV via Old Farm Road, from Huron River Drive, which has minimal impact on the environment.